



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

June 1, 2021

Commissioners Present: John Amodio, John Freeman, Catherine Hunt, Fabian D'Souza, David Shepperd

Commissioners Absent: Diana Parcon

Staff Present: Mary Cirbus, Preservation Planner; Gabriela Amore, Preservation Assistant

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

Lauren Bennett (The Boston Sun) announced her presence.

5:36 PM: Chair J. Amodio called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing.

Following this brief introduction he called the first Design Review application.

I. DESIGN REVIEW

APP # 21.0413 SE

TIME: 5:37 PM

ADDRESS: 34 EAST SPRINGFIELD STREET

Applicant: Brian Lever, Epsilon Associates

Proposed Work: At the rear façade mansard level, remove existing dormer and construct a new wood dormer.

Project Representatives: Brian Lever was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of details and plans.

Discussion Topics: The Commission discussed the location of the downspout in relation to the dormer, and layout of HVAC units on roof

Public Comment: There was no public comment



F. D'Souza motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

- Approval is for the proposed dormer only

APP # 21.0504 SE

TIME: 5:55PM

ADDRESS: 27 GRAY STREET

Applicant: West Newton Rutland LLC c/o Inquilinos Boricuas en Acción (IBA)

Proposed Work: At the front façade, reconfigure recessed entrance by relocating existing entry doors to be in the same plane as masonry façade. Install doors in in new frame with transom

Project Representatives: Mike Morton

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed the neighborhood context in relation to the proposed work,

Public Comment: There was no public comment.

C. Hunt motioned to deny the application without prejudice. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

APP # 21.0697 SE

TIME: 6:12 PM

ADDRESS: 567 TREMONT STREET

Applicant: Abacus Builders & General Contractors

Proposed Work: Modify existing telecommunications equipment at the roof: remove three (3) antennas, six (6) TMAs and nine (9) radios and install three (3) new antennas and six (6) new radios. Install a pipe mast for a new antenna.

Project Representatives: Kristina Cottone was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commissioners asked clarifying questions regarding the presentation.

Public Comment: There was no public comment

C. Hunt motioned to approve the application. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).



APP # 21.0864 SE

TIME: 626 PM

ADDRESS: 93 PEMBROKE STREET

Applicant: Starry, Inc.

Proposed Work: At the front façade garden and parlor levels, replace four (4) historic two-over-two curved-sash windows with new construction wood curved sash windows of the same configuration.

Project Representatives: The applicant did not appear

Documents Presented: The applicant did not appear

Discussion Topics: The applicant did not appear

Public Comment: There was no public comment.

APP # 21.0885 SE

TIME: 6:27 PM

ADDRESS: 7 CONCORD SQUARE

Applicant: Starry, Inc.

Proposed Work: At the front façade, install new fire alarm and beacon/bell.

Project Representatives: Martin Courage was the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed the location and suggested the sidewall of the stairwell

Public Comment: There was no public comment.

C. Hunt motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

- **Remand location to staff**
- **Provide cut sheet to staff**

APP # 21.0891 SE

TIME: 6:38 PM

ADDRESS: 596 TREMONT STREET

Applicant: The Holland Companies

Proposed Work: Install an HVAC condenser on roof

Project Representatives: Mark Morante was the project representative.



Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed ??

Public Comment: There was no public comment.

F. D'Souza motioned to remand the application to staff. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

APP # 21.00944 SE

TIME: 6:42 PM

ADDRESS: 34 MONTGOMERY STREET

Applicant: Alex Roitman

Proposed Work: Construct a new roof deck with kitchenette.

Project Representatives: Barry Golden, and Brendan Haley were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings.

Discussion Topics: The Commission discussed the visibility and location of the kitchenette on the roof

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (Absent: D. Parcon).

- **Location of deck railing**
- **Any deck equipment is assumed to be visible, must come back to the Commission if it is visible**

APP # 21.0946 SE

TIME: 7:08 PM

ADDRESS: 414, 474, 482, 494 TREMONT STREET

Applicant: Elizabeth Herlihy

Proposed Work: At the Tremont Street sidewalk, replace existing masonry planters with new pre-cast concrete and wood planters and perform associated sidewalk repairs.

Project Representatives: Dunja Vujinic was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of plans and renderings.



Discussion Topics: The Commission discussed altering the design to deter vandalism and damage.

Public Comment: There was no public comment

C. Hunt motioned to approve the application. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

APP # 21.0971 SE

TIME: 7:21 PM

ADDRESS: 1597 WASHINGTON STREET

Applicant: B9 LS Harrison & Washington LLC

Proposed Work: At the fourth through sixth floors all street-facing elevations, replace all aluminum windows to match single-light awning aluminum windows at the second and third floors.

Project Representatives: Mat Spinola and Katarina Oberg were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed the individual significance of the property.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD) (N: None) (ABS: D. Shepperd).

APP # 21.0972 SE

TIME: 7:45 PM

ADDRESS: 26 UPTON STREET

Applicant: Grassi Design Group

Proposed Work: At the roof, install a daylitter roof hatch and construct a deck with HVAC units and associated mechanical screening.

Project Representatives: Tim Stewart was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed visibility, and the need for a subcommittee.



Public Comment: There was no public comment.

J. Freeman motioned to remand the application to a subcommittee of C. Hunt and J. Amodeo, with D. Shepherd as an alternate. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

II. ADMINISTRATIVE REVIEW/ APPROVAL

F. D'Souza motioned to approve the administrative applications except 1597 Washington Street and 80 West Concord Street. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None). C. Hunt motioned to approve 1597 Washington Street and 80 West Concord Street. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (ABS: DS).

IV. RATIFICATION OF HEARING MINUTES

C. Hunt motioned to approve the 5/4/2021 public hearing minutes, and the 5/12/2021, and 3/11/2021 subcommittee minutes. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

III. Staff Updates

Staff Mary Cirbus announced that she will be going on maternity leave, and Gabriela Amore will serve as interim SELDC Preservation Planner

IV. Adjourn – 8:24 PM

F. D'Souza motioned to adjourn the hearing. J. Freeman seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: DP).